



Treasure Property Management has been hired to manage this home. We pride ourselves on being very responsive to the issues that may come up on all our properties. We also have a tenant portal that allows our tenants to communicate to the management office, make your rent payment online with the touch of a button, request work orders for issues that come up and store all important documents for easy access anytime. We appreciate your interest in this home and hope that it fits your needs.

HOW TO APPLY

1- COMPLETE THE ONLINE APPLICATION

- A. GO TO WWW.TREASUREPROPERTYMANAGEMENT.COM
- B. Click on the "RENTAL PROPERTIES" tab
- C. Click on the button that say "APPLY TODAY"

One applicant can start the application and then click on the button to "add additional occupant" so that all occupants over the age of 18 are on 1 application.

SUBMIT THE MONTHLY RENTAL AMOUNT YOU WISH TO OFFER TO THE HOMEOWNER. HOMES THAT ARE HIGH IN DEMAND, YOU MAY WANT TO COME IN WITH YOUR HIGHEST AND BEST OFFER.

2-COMplete THE CREDIT AUTHORIZATION FORM ATTACHED

A report is needed for all occupants over the age of 18. The cost for the Credit, Criminal & Eviction report is \$35/person. You will get a full copy of the report upon request. Outside Credit Reports will not be accepted.

3- DOCUMENTS NEEDED

- A. Current Paystub for all those that are employed to show ability to pay
- B. Recent Full Bank statements for all bank accounts to show proof of reserves (at least 6 months rent).
- C. Copy of Valid Driver's License for all those that are applying for the property.
- D. If Self Employed, Last year's 1040 Summary, a recent P&L Statement and 3 months recent business bank statements and 3 months personal bank statements.
- E. IF the property accepts pets, will need the pet questionnaire completed along with a picture of the pet.
- F. IF applying with an ESA or PSD, please provide the certifications/ESA Physician's Letter.

QUALIFICATIONS FOR RENTING:

- 1- Credit Score must be good to excellent. No current derogatory accounts, Open BK's, Evictions, recent judgements, etc.
- 2- Debt Ratio should not be higher than 50% using net income.
- 3- Payment to Income should not be higher than 33% using net income
- 4- New rental payment should not be more than a 20% increase unless there is proof of a recent increase in income or additional income.
- 5- Employment history must be stable of at least 12 months with current employer. IF less than 1 yr employment, must be employed at least 90 days (past probationary period) and a 7 yr employment history in the same line of work without more than 3 different employers in the past 7 yrs.
- 6- Rental history must be verifiable from an unbiased source and a favorable verification
- 7- Combined Income can only be used if there is a connection (ie, marriage, family, child together).
- 8 - Roommates must qualify on their own, without a guarantor, and have lived together at a previous positive verifiable tenancy.
- 9- The Security Deposit is paid via CASHIER CHECK and due upon lease signing.